

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 206/1399 Dandenong Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$682,000

### Median sale price

Median price \$2,060,000 Property Type House Suburb Malvern East

Period - From 01/10/2023 to 30/09/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	301/1009 Dandenong Rd MALVERN EAST 3145	\$577,500	25/06/2024
2	504/865 Dandenong Rd MALVERN EAST 3145	\$640,000	03/06/2024
3	405/803 Dandenong Rd MALVERN EAST 3145	\$585,000	13/05/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/10/2024 11:31



2   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$620,000 - \$682,000

**Median House Price**

Year ending September 2024: \$2,060,000

## Comparable Properties



**301/1009 Dandenong Rd MALVERN EAST 3145** Agent Comments  
(REI/VG)

2   2   1

**Price:** \$577,500

**Method:** Private Sale

**Date:** 25/06/2024

**Property Type:** Unit



**504/865 Dandenong Rd MALVERN EAST 3145** Agent Comments  
(REI)

2   2   1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 03/06/2024

**Property Type:** Apartment



**405/803 Dandenong Rd MALVERN EAST 3145** Agent Comments  
(REI/VG)

2   2   2

**Price:** \$585,000

**Method:** Private Sale

**Date:** 13/05/2024

**Property Type:** Unit

**Account - Roger Davis Wheelers Hill | P: 03 95605000**